

Inspection Report

provided by:

Inspector: Kerry Kuck

Spot on Pinellas Home Inspections

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Property Address:

3201 29th Terrace North St. petersburg FL 33710



Report Information

Client Information

Client Name

Client Phone

Property Information

Approximate Year Built 1958

Approximate Square Footage 1100

Number of Bedroom 2

Number of Bath 2

Direction House Faces North

Inspection Information

Inspection Date August 17 2014

Inspection Time 11 AM

Weather Conditions Dry

Outside Temperature 86

Price for Inspection \$250

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off

Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business

days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

REPORT SUMMARY PAGE

The This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
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AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

1 Grounds

Grading

Grading Slope

The site grading slope is steep.

1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.



Driveways - Sidewalks - Walkways

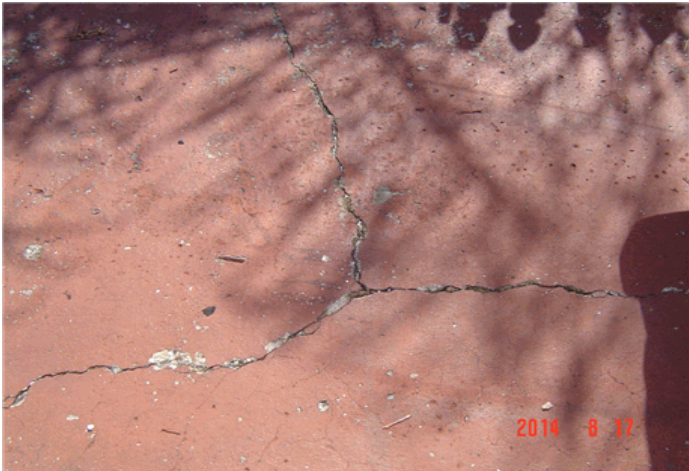
Driveway Material

Concrete

2) Driveway Conditions

AS

Common cracks were observed in the driveway.



Sidewalk Material

Concrete

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

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2 Exterior

Front - Back Entrance

Front Entrance Type

Covered Porch

4) Front Entrance Conditions

AS

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.



Back Entrance Type

Covered Porch

5) Back Entrance Conditions

AS

The visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection.



Exterior Walls

Structure Type

Concrete Block

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**6) Exterior Wall Conditions****AS**

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

**Exterior Windows - Doors****Window Type**

Double Hung

Window Material

Vinyl

7) Window Conditions**AS**

Double Pane New

**8) Exterior Door Conditions****AS**

The door(s) appeared to be in serviceable condition at the time of the inspection.

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Exterior Water Faucet(s)

Faucet Location

North side of home. South side of home.

9) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

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3 Roofing

Roof Covering

Method of Inspection

The roof was inspected by walking the safe and accessible areas.

Roof Style

Hip

Roof Covering Material

Asphalt composition shingles. Rolled roofing

Number of Layers

One

10) Roof Covering Condition

AS

Replaced 2013



11) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****12) Gutter & Downspout Conditions****AS**

The gutter system appeared to be in serviceable condition at the time of the inspection.

**Attic Area****Attic Access**

Hallway

Method of Inspection

Viewed from ladder.

Roof Frame Type

The roof framing is constructed with truss framing.

13) Attic Conditions**AS**

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

**Attic Ventilation Type**

Ridge Vents Soffit vents

Attic Ventilation Conditions

Adequate

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Attic Insulation Type

Loose fill

14) Attic Insulation Conditions

R

The attic has blown-in insulation. The approximate depth of the insulation is 6 +/- inches. Additional insulation should be considered at some point.



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4 Heating - Air

Heating

Location of Unit Utility Closet

Heating Type Forced Air

Energy Source Electric

Approximate BTU Rating The BTU's were not available.

15) Unit Conditions

R

Evidence of deferred maintenance was observed.
Recommend cleaning and / or general servicing of the heating unit by a licensed / qualified heating contractor prior to close.



Distribution Type

The visible areas of the heat distribution system is ductwork with

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registers.

16) Distribution Conditions**R**

Rodent damage

**17) Thermostat Condition****AS**

The normal operating controls appeared to be serviceable at the time of the inspection.

**Air Condition - Cooling****Type of Cooling System**

Split system

AC Unit Power

240V

18) AC Unit Conditions**R**

No exterior electrical disconnect was provided at the exterior condensing unit. Today's construction requires a means for disconnect at the unit. The insulation on the refrigerant lines was missing or deteriorated. Recommend installing this rather

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inexpensive pipe insulation to improve efficiency. Pipe insulation is available at most hardware stores. The unit appears to be past its life expectancy. Client should consider replacement with a modern unit conforming to higher efficiency standards.



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5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

Electrical Service Material Aluminum

Number of Conductors Two

19) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection.



Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the garage.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 60 amps.

Circuit Protection Type Breakers

20) Wiring Methods

AS

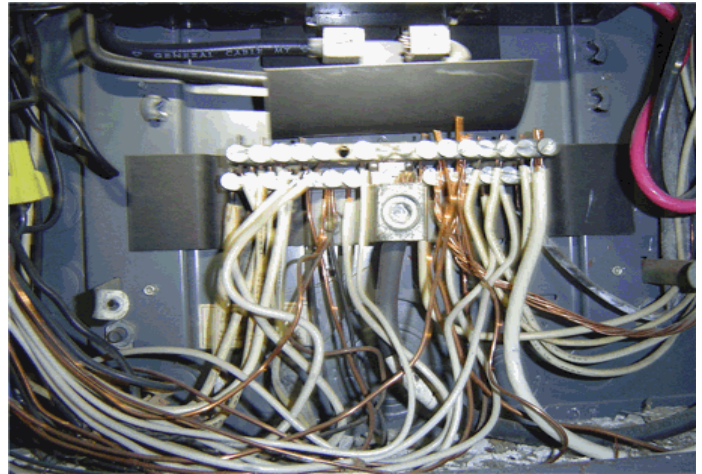
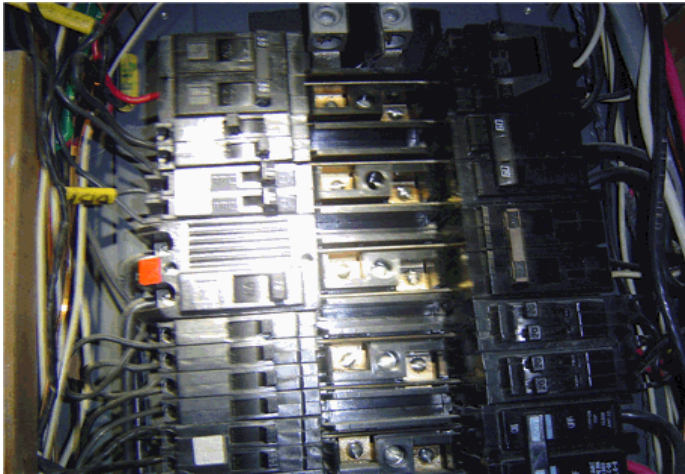
The main power cable is copper. The branch cables are copper.

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21) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.

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6 Plumbing

Water Main Line

Main Shutoff Location

Outside North

Main Line Material

The visible material of the main line / pipe appears to be plastic.

22) Main Line & Valve Conditions**AS**

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

23) Supply Line Conditions**AS**

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are cast iron.

24) Drain Line Conditions**AS**

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected

Water Heater Type Electric

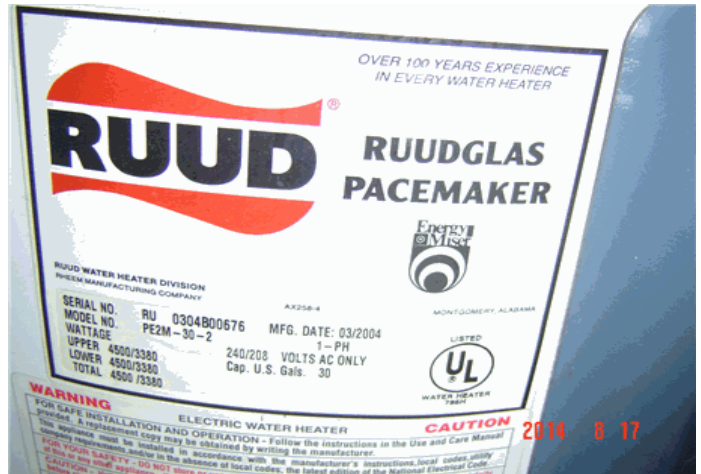
Water Heater Location Garage

Water Heater Capacity 40 Gallon

25) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition. 2004



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7 Interiors

Walls - Ceilings - Floors

26) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

27) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

28) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



Windows - Doors

29) Interior Window Conditions

AS

The windows are energy efficient thermal (dual) pane types. The panes appeared to be in serviceable condition at the time of inspection. Temperature, humidity, and cleanliness of glass can affect the inspection of thermal panes. Since the windows may have needed some cleaning, this condition limited an accurate inspection.

AS = Appears Serviceable

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30) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



Electrical Conditions

31) Electrical Conditions

AS

Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****32) Lighting Conditions****AS****33) Ceiling Fan Conditions****AS**

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

34) Smoke Detector Conditions**AS**

AS = Appears Serviceable

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8 Kitchen

Walls - Ceilings - Floors

35) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

36) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



37) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

38) Kitchen Window Conditions

AS

The sample of windows tested were operational at the time of the inspection. The windows are energy efficient thermal (dual) pane types. The panes appeared to be in serviceable condition at the time of inspection. Temperature, humidity, and cleanliness of glass can affect the inspection of thermal panes. Since the windows may have needed some cleaning, this condition limited an accurate inspection.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

Electrical Conditions

39) Electrical Conditions

AS

Minimal outlets were observed. Recommend adding outlets to reduce extension cord usage and to increase safety.

40) Lighting Conditions

AS

Kitchen Sink - Counter tops - Cabinets

41) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**42) Cabinet Conditions****AS**

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

43) Sink Plumbing Conditions**AS**

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

**Appliances****Stove - Range Type**

The oven is gas.

44) Stove - Range Condition**AS**

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

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45) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection.

46) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.



AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**9 Bath(s)****Walls - Ceilings - Floors****47) Wall Conditions****AS**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

48) Ceiling Conditions**AS**

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

49) Floor Conditions**AS**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors**50) Bathroom Window Conditions****AS**

The sample of windows tested were operational at the time of the inspection.

51) Bathroom Door Conditions**AS**

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions**52) Electrical Conditions****AS**

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended at

**53) Lighting Conditions****AS**

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****54) Vent Fan Conditions****AS**

Window ventilation only was observed in bath . While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

Bathroom Sink**55) Counter - Cabinet Conditions****AS****56) Sink Conditions****AS**

The sink appeared to be in serviceable condition at the time of inspection in bath

Shower - Tub - Toilet**57) Shower - Tub Conditions****AS**

The bathtub, faucet, and drains appeared to be in serviceable condition.



AS = Appears Serviceable

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58) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath



59) 2nd Bath

All operational

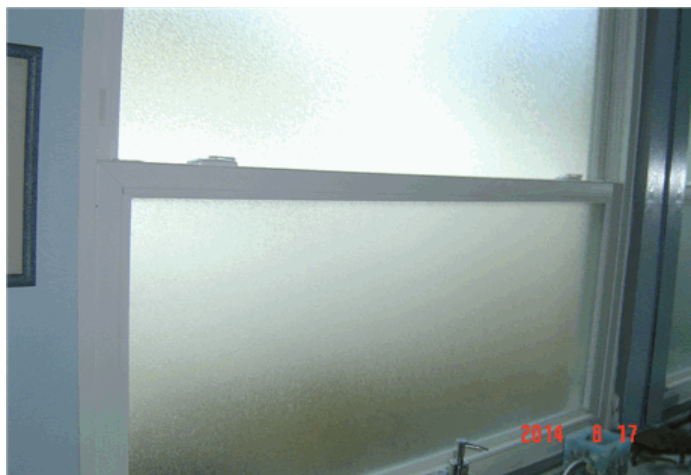


AS = Appears Serviceable

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10 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

60) Wall Conditions

AS

There were common / typical settlement type cracks observed to the interior walls.

61) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

62) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

63) Door Conditions

AS

The interior door was a standard hollow interior style door and did not appear to be fire rated. Ideally, a fire rated door should be installed.



64) Vehicle Door Conditions

AS

The door(s) were locked or blocked at the time of the inspection. Inspector could not test.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected



65) Electrical Conditions

AS

66) Lighting Conditions

AS

Laundry Room

Location

Garage

67) Laundry Room Conditions

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



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11 Foundation - Crawl Space**Foundation**

Foundation Type

Slab on grade

Foundation Material

Block Concrete

68) Foundation Conditions

AS

Furnishings and personal item storage prevented a full visual inspection of all areas. The perception of floor conditions can differ from when furnishings and personal items storage is present to an area that is vacant with a clear view and access of the entire surface / area. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any floor sloping or adverse conditions that may not have been readily observed during the time of original inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.